BOOK 8431 PAGE 276

STATE OF FLORIDA
COUNTY OF DADE
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,945.73
Michael S Eggleston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 91

Andrew M Mahoney
Notary Public

MY COMMISSION EXPIRES: May 26, 1993
(AFFIX SEAL) NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP. MAY 7, 1993 BONDED THRU GENERAL INS. UND.

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Eggleston (NAME)	The Leader Mortgage Company (NAME)	MAP 150-7
3276 New Towne Road (ADDRESS)	1015 Euclid Ave (ADDRESS)	PARCEL 155
Antioch, TN. 37013 (CITY) (STATE) (ZIP)	Cleveland, OH 44115 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ricky Jackson Mangrum and wife, Alesia Helen Mangrum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael S. Eggleston and wife, Gilda Maria Eggleston

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Towne Village of the Country, as of record in Plat Book 5200, pages 176 and 177, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ricky Jackson Mangrum and wife, Alesia Helen Mangrum by deed from Carmen A. Alampi, unmarried, of record in Book 6252, page 675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6832, page 204, Register's Office for Davidson County Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

Except for a certain mortgage to Leader Mortgage Company recorded in Book 6832, page 204, of the mortgage records of Davidson County, Tennessee, the unpaid balance of the grantees hereby jointly and severally assume and agree to pay as part of the consideration herein, the grantees also jointly and severally hereby assume the obligations of Ricky Jackson Mangrum and wife, Alesia Helen Mangrum under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guarantee or insurance of the indebtedness above mentioned.

unimproved ( )
This is improved (X) property, known as 3276 New Towne Road, Antioch, TN. 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 29th day of August 19 91

Ricky Jackson Mangrum

Alesia Helen Mangrum

Michael S Eggleston and/or assigns
Michael S. Eggleston

Gilda Maria Eggleston and/or assigns
Gilda Maria Eggleston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8431 PAGE 277

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky Jackson Mangrum and wife, Alesia Helen Mangrum

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 19 91.

Commission expires May 26, 1993

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF FLORIDA
COUNTY OF DADE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael S Eggleston and wife, Gilda Maria Eggleston the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they exeucted the within instrument for the purposes therein contained. Witness my hand and official seal at MIAMI Florida, this the 26th day of August, 1991.

My Commission expires:

Andrew M. Mahoney
NOTARY PUBLIC

ANDREW M. MAHONEY

42990 Aug 29 1 56 PM '91

WARRANTY DEED

FROM
Ricky Jackson Mangrum and wife, Alesia Helen Mangrum

TO
Michael S. Eggleston and wife, Gilda Maria Eggleston

RETURN TO
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

273.03

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8431 PAGE 278

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	71945.73
			CON TX	266.03
			PRFEE	1.00
			WDEED	6.00
			TOTAL	273.03
			CHECK	273.03

08/29/91 01 14:00 0001 8127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42990

Aug 29 1 56 PM '91

No. 454607